Whittaker & Biggs
Est. 1930
Rostons Group







# 38 Junction Road, Leek, ST13 5QW

## Offers In The Region Of £220,000

- Characterful two-bedroom terraced cottage
- Fitted kitchen with integrated dishwasher and fridge
- Driveway providing off-road parking for two vehicles
- Offered for sale with no onward chain
- One of the original railway cottages
- Ground-floor bathroom
- Double garage offering storage or workshop space, front and rear gardens plus rear courtyard
- Two reception rooms and spacious entrance hallway
- Two generously sized bedrooms
- Outskirts of Leek location, convenient for local amenities

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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# 38 Junction Road, Leek ST13 5QW

Nestled on Junction Road in the charming town of Leek, Staffordshire Moorlands, this delightful two-bedroom terraced cottage offers a unique blend of character and modern convenience. This property stands as one of the original railway cottages, exuding a sense of history and charm that is hard to find.

As you enter, you are welcomed by a spacious hallway leading to two inviting reception rooms, perfect for both relaxation and entertaining. The fitted kitchen is equipped with modern appliances, including an integral dishwasher and fridge, making meal preparation a breeze. A rear hallway provides access to a useful cupboard, currently housing a freezer, adding to the practicality of the home.

The property boasts a well-appointed bathroom located on the ground floor, ensuring ease of access. Both bedrooms are generously sized, providing ample space for rest and relaxation.

2 1 2 E

Council Tax Band: B





### Entrance Hallway
Wood double glazed door to the front, stairs to the first floor.

### Dining Room
13'0" x 12'0"
Wood double glazed window to the front, electric radiator, living flame gas fire, marble style hearth, surround, wood mantle.

### Living Room
11'3" x 14'11"
Wood double glazed window to the rear, electric storage radiator, understairs storage cupboard, living flame gas fire, tiled hearth, surround, wood mantle.

### Kitchen
11'7" x 6'9" max measurements
Range of fitted units to the base and eye level, Neff induction hob, Bosch electric fan assisted oven, extractor fan, wood worksurfaces and upstands, ceramic sink, chrome mixer tap, wood double glazed window to the side, integral dishwasher, space and plumbing for a washing machine, integral fridge.

### Rear Hallway
Upvc double glazed door to the side, built in storage cupboard, shelves, space for a free standing freezer.

### Bathroom
10'0" x 6'3"
Panel bath, chrome integral power shower, pedestal wash hand basin, chrome taps, low level WC, electric storage radiator, partly tiled, partly panelled, wood double glazed window to the side, cupboard housing immersion heated tank.

## First Floor

### Bedroom One
14'11" x 10'4" max measurements
Wood double glazed window to the rear, electric storage radiator, built in wardrobes, overhead storage and drawers.

### Bedroom Two
13'11" x 11'9"
Storage cupboard, electric radiator, wood double glazed window to the front.

### Externally
To the front, gravel and decked seating area, fenced boundary, pathway to Junction Road. To the rear is a enclosed walled courtyard with gated access and outside water tap. Pedestrian pathway to the rear garden and Junction Road where the driveway and double garage are located. A further garden area is accessed via steps.

### Double Garage & Driveway
Block paved driveway, concrete sectional garage with up and over doors.

### AML Regulations
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining

relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

### AI Image Enhancement Disclaimer

Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.

### Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.





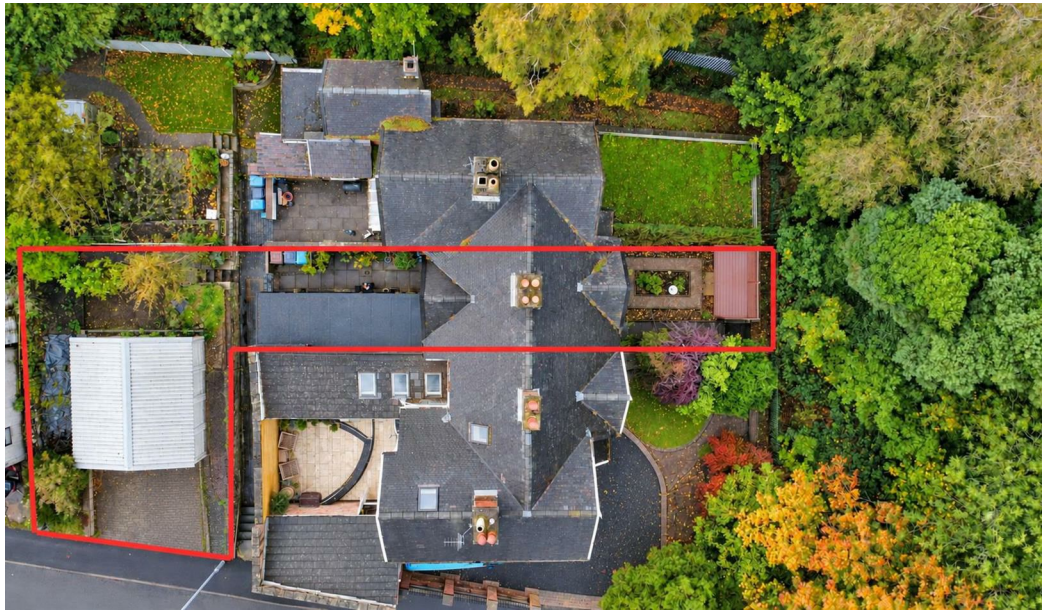






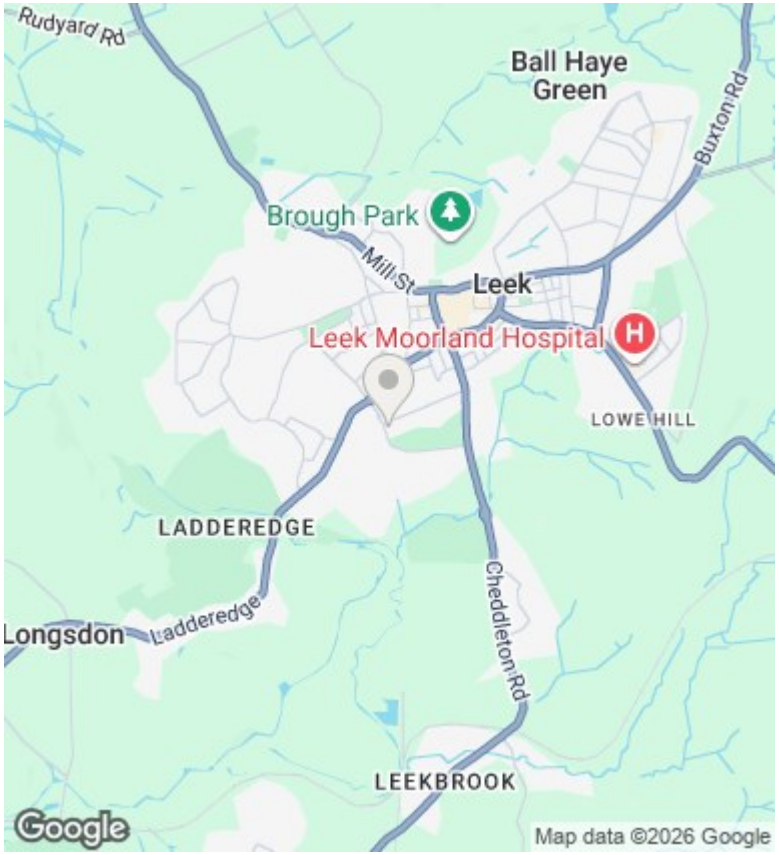











## Directions

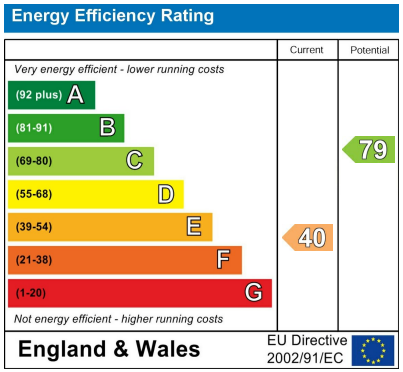
## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

**Photo Editing Disclaimer:**
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.




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